

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

JULY 16, 2015

Directors Present: Hal Aronson, President
Bob Hendricks, Vice President
Sue Welch, Treasurer
Gail Adams, Secretary
Lloyd Sauter, Member

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

OPEN TIME FOR OWNERS

Individual matters brought before the Board included a comment about the “blinding” transition upon entering the parking garages and it was suggested that the Board consider installing an awning or shade cloth. Other subjects included comments about an agenda item for a proposed rule change regarding individuals who rent/lease parking spaces, security, liability and noise. In addition, comments pertaining to L and R matters included the process to obtain photo ID cards and a recommendation to improve the first impression of the entire Shores community by creating a more dynamic website.

FINANCIAL ISSUES

Audit Committee: Anne Hendricks submitted minutes of the June 23, 2015, committee meeting. It was noted that income taxes and legal fees were over budget on the May year-to-date budget comparison report. A reclassification was made to correct the income tax expenses; however the legal fees were higher due to more frequent consultations needed. Other areas reviewed included the collection policy on delinquent accounts, employee mileage reimbursement, purchase requisition forms, time card procedures, and equipment inventory procedures. The next committee meeting is scheduled for Friday, August 21, 2015, at 10 A.M. to review the proposed 2016 budget.

Delinquent Accounts: The financial report dated June 30, 2015, showed accounts receivable totaled approximately \$13,790; however, approximately \$10,000 has been paid since that time.

Assessment Liens: Management reported that the majority of members have demonstrated excellent payment practices; however, recently it was necessary to send an Impending Lien Notice to a delinquent owner. Although a portion of the delinquent amount was paid, a partial payment does not necessarily stop the lien process. Management reported a remaining balance of \$1,780 that includes the cost (\$75) of the Impending Lien Notice, late fees, and 12% per annum interest on the unpaid balance. Upon motion duly made, seconded and carried, the Board authorized filing a lien against APN 537-690-28-74 if the remaining balance is not paid within thirty (30) days.

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland was unable to attend but had reported receiving compliments on the entry area holiday decorations and color plants.

Design Committee: It was announced that, at the July 3, 2015, Executive Session, the Board voted to discontinue the agreement with Anne Rae Design and seek the services of Charlotte Jensen and Associates. Gail Adams reported that, when the original design plan missed approval by one vote, the approach was to modify the design with the goal to reduce costs; however, after installing the carpet selected on the 5th floor, the committee decided to take a different approach.

The scope of design work includes evaluating the finishes on the unit door and wood surrounds, carpet, entry tile, threshold material and baseboard selection for a \$6,000 fee; however, at this time, it was agreed that the prototype (Unit #506) be completed per the contract specifications.

General Contractor: Discussion took place regarding delayed timing of the hallway renovation project due to design changes. A motion made by Gail Adams to provide a letter of intent to general contractor KL Murray Enterprises was not seconded; therefore, no action will be taken at this time.

Brochure: Preliminary design and print cost estimates were obtained from Kristina Grant.

OTHER COMMITTEE REPORTS

L & R Committee: Gail Adams reported the following:

- Effective July 1, 2015, Rashid Kassir assumed the General Manager position.
- The Landscape Sub-Committee will obtain a master plan and will be requiring additional funding in the next budget year. The three damaged coral trees at La Princesa will be replaced.
- The Health Club air conditioning systems are being evaluated and reviewed.
- The Beach Club front counter will be replaced at a cost of approximately \$5,000.
- Objections have been expressed regarding the bus stop alongside the Coronado Shores exit lane.

Beach Club Committee: Therese Abboud reported that a fashion show is planned for August 13th.

Safety/Enforcement Task Force: At the meeting held July 15, 2015, it was announced that Tim Elias was transferred and Alex Calica was introduced as the new Allied Barton site supervisor. Parking violations and policies regarding booting and/or towing vehicles were discussed.

NEW BUSINESS

Water Storage Tank: Karen Oyanguren reported that the metal water storage tank has interior and exterior corrosion that requires repair or replacement. Keith Kanie of Western Fire Protection met with Hal Aronson, Karen Oyanguren and Steve Bennett, building manager of La Princesa, to discuss details of the proposals for repair or replacement. A joint meeting was conducted because both buildings are in need of replacing this original equipment. Following discussion, it was moved, seconded and carried to approve the proposal from Western Fire Protection to replace the metal water storage tank with a new fiberglass tank that will have an exterior coat of white gel containing UV inhibitors. The cost of \$99,986 will be deducted from the Fire/Safety Reserve. Bids to remove/replace the wood lattice cover will be requested as it is not included in the proposal.

Proposed Rule Change: Discussion took place regarding the need to establish guidelines for owners who may have "extra" parking spaces. It was recommended that parking spaces be rented or leased only to residents of El Mirador; however, Hal Aronson and Karen Oyanguren will prepare a properly worded proposed rule change.

California Sick Leave Law (AB 1522): Karen Oyanguren reported that California's Healthy Workplaces, Healthy Families Act of 2014 became effective July 1, 2015. The minimum requirement for California employees is to accrue one hour of sick leave for every 30 hours worked and 48 hours/6 days carry over per calendar year. This will apply to employees not previously provided sick leave.

Storage Rooms: Karen Oyanguren requested approval to install five Simplex keypad locks to be installed on bike and kayak storage rooms. Coronado Lock & Key estimated \$621 per lock (\$3,105) plus \$375 to \$500 to install. In addition, it is recommended that the bike storage area at the upper garage exit be modified to resemble the enclosure at the upper garage entry. The cost estimate from Sommers Fence is \$1,225 to install the necessary posts and gate. The windscreen will be quoted separately. Upon motion made, seconded and carried, the Board approved the improvements.

Stairwell Door Lock: It was suggested that a Cor Security lock be installed on the glass door to the stairwell near the lobby entry. Management will obtain a cost estimate.

GENERAL INFORMATION

Some items of general information that were reviewed included the following:

- The goal for the City of Coronado is to reduce water consumption by 8%. Comparing water use for the same period last year shows decreased consumption this year. Last year, the highest use was in August and December. Conservation reminders and information will continue to be circulated. Free water saving devices were obtained from the California American Water District and are available at the building management office.

FUTURE MEETINGS

Board meetings are held at 9 A.M. on the third Thursday of the month. Therefore, unless otherwise announced, upcoming meetings are scheduled for August 20, September 17 and October 15, 2015.